

EXHIBIT A

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19
20 **UNITED STATES DISTRICT COURT**
21 **FOR THE CENTRAL DISTRICT OF CALIFORNIA**
22

23 DANIEL FRANK, *et al*,

24 on behalf of themselves and all others
25 similarly situated,

26 Plaintiffs,

27 v.

28 YARDI SYSTEMS, INC., *et al*,

Defendants.

Case No. 8:24-cv-00617-JVS-DFM

**DECLARATION OF GRANT RICE
IN SUPPORT OF DEFENDANTS'
OMNIBUS MOTION TO DISMISS**

DECLARATION OF GRANT RICE IN SUPPORT OF OMNIBUS MOTION TO
DISMISS

Case No. 8:24-cv-00617-JVS-DFM

DECLARATION OF GRANT RICE

I, Grant Rice, hereby declare as follows:

1. I am Chief Financial Officer and Managing Partner for RAM Partners, LLC (“RAM”), a Defendant in the above-captioned matter.

2. I make this Declaration in support of Defendants’ Omnibus Motion to Dismiss the First Amended Class Action Complaint. I have personal knowledge of the facts contained in this Declaration, and if called upon as a witness, could testify competently to the matters set forth herein.

3. On September 12, 2023, RAM began managing a property named Barrington Hills located at 3352 Chelsea Park Lane, Peachtree Corners, GA 30092 (“3352 Chelsea Park Lane property”).

4. At the time RAM assumed management of the 3352 Chelsea Park Lane property, Daniel Frank was a tenant residing in Unit 3364C.

5. Records accessible to RAM reflect that Mr. Frank signed a lease for Unit 3364C at the 3352 Chelsea Park Lane property on February 6, 2023 (“Original Lease”).

6. It is RAM’s practice in the ordinary course of its business to retain and store copies of executed lease and renewal agreements for units at the properties that it manages.

7. A true and correct copy of the Original Lease is attached as Exhibit 1.

8. On May 1, 2024, Mr. Frank executed a lease extension for Unit 3364C for the period May 1, 2024 to October 31, 2024 (“Lease Extension”).

9. A true and correct copy of the Lease Extension is attached as Exhibit 2.

10. Since assuming management of the 3352 Chelsea Park Lane property, RAM has not licensed RENTmaximizer or Revenue IQ for use at this property and has not used RENTmaximizer or Revenue IQ to recommend lease prices for Frank or any other tenant at this property.

DECLARATION OF GRANT RICE IN SUPPORT OF OMNIBUS MOTION TO DISMISS

1 I declare under penalty of perjury that the foregoing is true and correct. Executed
2 on September 13, 2024, in Atlanta, Georgia.



Grant Rice

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